

\*\*\*\*\* APPROVALS \*\*\*\*\*

DOVER RIDGE TOWNHOMES, PHASE 2

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

A Planned Community located in Lots 14 and 16, Canterbury Park Subdivision Phase 2, & in the N.W. 1/4 of Section 8, T.37S., R.1W., W.M., City of Medford Jackson County, Oregon

Filed for record this 13 day of FEBRUARY, 20 03, at 11:58 o'clock A.M., and recorded in Volume 29 of Plats at Page 5 of the records of Jackson County, Oregon.

[Signature] Planning Director February 4, 2003 Date

EXAMINED AND APPROVED this 7th day of JANUARY, 20 03

[Signatures] City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of FEBRUARY 5th, 20 03

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of FEBRUARY 5, 2003

[Signature] Tax Collector

SURVEY FOR: PAC WEST BUILDERS 1025 N. CENTRAL AVENUE MEDFORD, OR 97501

[Signatures] County Clerk Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 02-08994, Official Records of Jackson County, Oregon.

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

DATE: NOVEMBER 22, 2002

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that I, ALLAN D. MURRAY, am the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Common Area as shown on Sheet 2, and that the size of the Lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the same and that this Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions, recorded as Document Number 02-08994, Official Records of Jackson County, Oregon. I do hereby dedicate to the public the Public Utility Easements (PUE) shown on Sheet 2 with the condition that Charter Communications, its successors or assigns in interest, shall have the right to use said PUE. I do hereby make and establish the Access Easement (AE) shown on Sheet 2 providing access to and from Hollyhock Drive for Lots 14-34, inclusive as well as Dover Ridge Townhomes, Phase 1. I do hereby make and establish the Private Storm Drainage Easement (PSDE) shown on Sheet 2 for the benefit of the Lots shown thereon. I do hereby designate said Subdivision as DOVER RIDGE TOWNHOMES, PHASE 2.

[Signature] ALLAN D. MURRAY

\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY JUNE 30, 20 03

SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC.# 06-021171, ORJCO, THIS 21st DAY OF APRIL, 20 06 (SEE CS 19157)

APPROVED: [Signature] JACKSON COUNTY SURVEYOR

STATE OF OREGON } ss. COUNTY OF JACKSON }

PERSONALLY appeared the above named Allan D. Murray and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 16th day of December, 20 02

[Signature] Notary Public - Oregon Commission No. 354244 My Commission Expires March 10, 2006

\*\*\*\*\* AFFIDAVITS OF CONSENT \*\*\*\*\*

From PREMIERWEST BANK recorded as Document No. 03-08843, ORJCO.

From C.A. GALPIN recorded as Document No. 03-08844, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] SURVEYOR

For order of the County Court approving this plat see Volume 204, Page 332-334 of the County Commissioner's Journal of Proceedings.

\*\*\*\*\* SURVEYOR'S CERTIFICATE \*\*\*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF DOVER RIDGE TOWNHOMES, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PHASE 1 THE FOLLOWING THREE COURSES: NORTH 89°58'04" WEST, 77.895 FEET; THENCE NORTH 00°01'56" EAST, 27.125 FEET; THENCE NORTH 89°58'04" WEST, 167.38 FEET TO THE WEST LINE OF LOT 16, CANTERBURY PARK SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON; THENCE ALONG SAID WEST LINE, NORTH, 190.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE NORTH LINE OF SAID LOT 16, NORTH 89°57'55" EAST, 59.93 FEET TO THE SOUTHWEST CORNER OF LOT 14, SAID SUBDIVISION AND PHASE; THENCE ALONG THE WEST LINE OF SAID LOT 14, NORTH 00°01'22" EAST, 106.40 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LOT 14, SOUTH 89°57'55" EAST, 99.99 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 14, SOUTH 00°00'33" WEST, 106.40 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LOT 16, SOUTH 89°57'55" EAST, 107.17 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 16 THE FOLLOWING THREE COURSES: SOUTH 00°01'56" WEST, 183.61 FEET; THENCE ALONG THE ARC OF A 20.00 FEET RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52°01'12", A DISTANCE OF 18.16 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 26°02'32" WEST, 17.54 FEET); THENCE ALONG THE ARC OF A 45.00 FEET RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°02'27", A DISTANCE OF 23.59 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 37°01'55" WEST, 23.32 FEET) TO THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-03

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary and depict the Lots & Common Area of DOVER RIDGE TOWNHOMES, PHASE 2, A PLANNED COMMUNITY. See Medford File No. LDS-01-85 & AC-98-67.

PROCEDURE: Utilizing control and monuments found or set by this office during FS17208 computed the interior Lot corner positions as shown. The S.W. corner of Lot 15 Canterbury Park Subdivision Phase 2 which was re-monumented during FS17208 has been destroyed by concrete wall construction. A 1.50 witness corner monument was set as shown on Sheet 2. Set the exterior boundary points as shown with the interior monuments being deferred until construction is complete.

RECEIVED DATE 2-13-03 BY [Signature] This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SURVEY FOR:  
PAC WEST BUILDERS  
1025 N. CENTRAL AVENUE  
MEDFORD, OR 97501

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

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the N.W. 1/4 of Section 8, T.37S., R.1W., W.M.,  
City of Medford Jackson County, Oregon

### LEGEND

- ⊙ = FD. BRASS CAP FLUSH W/ ASPHALT PER CPS2.
- = FD. 5/8" IRON PIN PER CPS2 OR CPS1.
- ⊗ = FD. 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS17208.
- ⊘ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) MONUMENT DETAILS. SEE DOC NO. CG-021171 (CS 19157) FOR ADDITIONAL MONUMENT DETAILS. *Reginald Roberts, C.S. 4/21/06*
- AE = ACCESS EASEMENT.
- C1 = SEE CURVE DATA TABLE.
- CPS1 = CANTERBURY PARK SUBDIVISION, PHASE 1 (FS14591).
- CPS2 = CANTERBURY PARK SUBDIVISION, PHASE 2 (FS14905).
- FS = FILED SURVEY #.
- IEE = INGRESS-EGRESS EASEMENT.
- L1 = SEE LINE DATA TABLE.
- SSE = SANITARY SEWER EASEMENT.
- PUE = PUBLIC UTILITY EASEMENT.
- PSDE( # ) = PRIVATE STORM DRAIN EASEMENT. (LOT NO. BENEFITING)
- DRT1 = DOVER RIDGE TOWNHOMES, PHASE 1.

### BASIS OF BEARINGS

CENTERLINE OF HOLLYHOCK DRIVE PER CPS2 (FS14905).

DATE: NOVEMBER 22, 2002  
UNIT OF MEASUREMENT = FEET  
SCALE: 1" = 40'

### GENERAL NOTES:

- 1) HATCHED AREA IS PUE ONLY PER THIS PLAT.
- 2) COMMON AREA IS ALL PROPERTY LYING OUTSIDE OF LOT BOUNDARIES.

### LINE DATA TABLE

NUM	DISTANCE	BEARING
L1	26.50	N0°00'33"E
L2	1.75	S89°59'27"E
L3	3.50	N89°59'27"W
L4	29.50	S0°00'33"W
L5	29.50	S89°58'04"E
L6	3.63	S0°01'56"W
L7	1.75	N0°01'56"E
L8	32.63	N89°58'04"W
L9	31.00	S89°58'04"E
L10	3.50	S0°01'56"W
L11	1.38	N0°01'56"E
L12	32.63	N89°58'04"W
L13	33.50	S89°58'04"E
L14	3.50	S0°01'56"W
L15	1.63	N0°01'56"E
L16	28.63	N89°58'04"W
L17	35.00	S89°58'04"E
L18	3.50	S0°01'56"W
L19	1.38	N0°01'56"E
L20	28.63	N89°58'04"W
L21	37.50	N89°58'04"W
L22	3.50	S0°01'56"W
L23	1.63	N0°01'56"E
L24	24.63	S89°58'04"E
L25	12.65	N66°45'41"E
L26	33.00	N89°58'04"W
L27	3.50	N0°01'56"E
L28	1.38	N0°01'56"E
L29	24.63	N89°58'04"W
L30	31.50	N89°58'04"W
L31	3.50	N0°01'56"E
L32	1.63	N0°01'56"E
L33	24.63	N89°58'04"W
L34	29.00	N89°58'04"W
L35	3.50	N0°01'56"E
L36	1.38	N0°01'56"E
L37	28.63	N89°58'04"W
L38	27.50	N89°58'04"W
L39	3.50	N0°01'56"E
L40	1.63	N0°01'56"E
L41	28.63	N89°58'04"W

### LOT AREA TABLE

LOT NO.	AREA IN SQ. FT.
14	2398
15	1384
16	1366
17	1996
18	1985
19	1377
20	1357
21	2404
22	2000
23	1330
24	2350
25	2573
26	1486
27	1464
28	2144
29	2133
30	1475
31	1455
32	2153
33	1446
34	2327
35	25380



### EASEMENTS PER SUBDIVISION GUARANTEE

RIGHTS OF WAY FOR IRRIGATION DITCHES, PIPES, AND CANALS PER V.246, P.340, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.

### CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	52°01'12"	18.16	20.00	S26°02'32"W 17.54
C2	6°40'07"	5.24	45.00	S48°43'05"W 5.23
C3	23°22'20"	18.35	45.00	S33°31'51"W 18.23
C4	27°01'17"	18.86	40.00	S13°32'35"W 18.69
C5	27°02'40"	28.32	60.00	N13°31'53"E 28.06
C6	27°01'17"	28.30	60.00	S13°32'35"W 28.04
C7	27°02'40"	18.88	40.00	N13°31'53"E 18.71
C8	30°02'27"	23.59	45.00	S37°01'55"W 23.32

RECEIVED  
DATE 2-13-03 BY *REG*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-03

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR